



Gorsey Lane, Ashton-Under-Lyne, OL6 9BT

Offers over £240,000

---- 3D FLOORPLANS ---- Home Estate Agents are pleased to offer for sale this deceptively spacious two/three bedroom semi detached property offering fantastic family sized accommodation of which only a full personal inspection will fully reveal.

The property offers a chance to acquire a home that any prospective purchaser can change to their own requirements with the accommodation is set over two floors with the ground floor comprising of Entrance porch, entrance hallway, excellent sized lounge, dining room and fitted kitchen, whilst to the second floor there are two/three bedrooms and a shower room/WC. The property is located with fantastic views over the 6th Green of Ashton-under-Lyne Golf course and extends to Hartshead Pike, the property is Upvc double glazed and gas central heated ensuring that this property will appeal to the most discerning of purchasers.

Fantastic Location with some Superb Views - View Today!



GROUND FLOOR

Entrance Porch

Upvc double glazed throughout and door to entrance hallway.

Entrance Hallway

Stairs to the first floor and radiator.

Dining Room

12'9" x 11'3" (3.89 x 3.44)

Upvc double glazed bay window to the front, ceiling cornices and radiator.

Lounge

15'6" x 12'9" (4.73 x 3.89)

Upvc double glazed window to the rear, under stairs storage cupboard, glazed door to the entrance hallway and radiator.

Kitchen

9'4" x 7'10" (2.85 x 2.40)

Fitted with a matching range of base and wall units incorporating a single drainer stainless steel sink unit and work tops over, plumbing for automatic washing machine, four ring electric hob with extractor hood above and electric oven below, Upvc double glazed window to the side.

FIRST FLOOR

Landing

Bedroom 1

15'10" x 13'3" (4.84 x 4.04)

Upvc double glazed window with lovely views over the golf course to Hartshead Pike, door to potential bedroom three and radiator.

Bedroom 2

12'9" x 10'0" (3.89 x 3.07)

Upvc double glazed window to the front and radiator.

Bathroom/WC

9'4" x 7'10" (2.85 x 2.40)

Fitted shower cubicle, pedestal wash hand basin, low level WC and radiator.

Potential Bedroom 3

Upvc double glazed window to the side with views over the golf course to Hartshead Pike and radiator.

OUTSIDE

Gardens

There are gardens to the front and rear with the rear garden having walled boundaries with some fantastic views over the golf course to Hartshead Pike.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from

the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

